



City of Elgin

Robert D Swallberg 5-8-2018

P.O. Box 128 - 180 N. 8th Ave. - Elgin, OR 97827

Voice : (541) 437-2253 Fax : (541) 437-0131

NOTICE

City of Elgin Oregon City Council (Acting as Planning Commission) to Conduct: Planning Commission Hearing

When: Tuesday May 8th, 2018: 6:00 pm

Where: Elgin City Hall, 180 North 8th Ave, Elgin, Oregon 97827

For More Information Please Contact Brock Eckstein, City Administrator/Recorder, at (541) 437-2253 or
cityadm@cityofelginor.org.

AGENDA: 6:00 pm

- Indian Valley Estates Subdivision Section 10, Township 1 North, Range 39, East of the Willamette Meridian, Being a Portion of Parcel 1 of Partition Plat Number 20060013T.
- 1930 Alder Street Minor Partition
- 815 Hemlock Street Multiple Lot Line Adjustments

IF YOU ARE RECEIVING THIS AGENDA, YOU'RE PROPERTY IS EITHER THE SUBJECT OF THE HEARING OR WITHIN 300FT OF THE PROPOSED CHANGES. **YOU ARE NOT REQUIRED TO BE AT THIS HEARING.** YOU DO HAVE THE RIGHT TO ATTEND THE HEARING HOWEVER AND VOICE YOUR SUPPORT OR CONCERNS FOR THE CHANGES.

Properties With-in Conditional Use/Vacate/Variance Zone:

<u>Indian Valley</u>	<u>Ernest</u>	870	<u>South 19th Ave</u>	1745
<u>Estates</u>	62872	890	10	1786
	62838	801	90	
	62798		160	
<u>Middle Road</u>	62836	<u>1930 Alder</u>	165	<u>815 Hemlock</u>
70775	62816			
70871	Tax Lot 1805			
		<u>Alder Street</u>	<u>South 20th Ave</u>	<u>Hemlock Street</u>
<u>Hartford</u>		1790	123	Boise Cascade
65925	<u>13th Ave</u>	1860	155	WC Construction
1325	880	1930		Looslie Auto-
1181	864	1951	<u>Birch Street</u>	Body and Towing
	865	1971	1875	
	845	1990	1901	<u>Highway 82</u>
<u>Palmer Junction</u>	885	1998	1925	Elgin Stampede
1040		1999	1985	Elgin Health
72799	<u>15th Ave</u>			OTEC
	830		<u>Highway 204</u>	
	860		ODOT	

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to:

Brock Eckstein (541) 437-2253 City Administrator/Recorder



Oregon

Kate Brown, Governor

Department of Transportation

District 13

3014 Island Avenue

La Grande, OR 97850

(541) 963-8406

FAX (541) 963-0249

May 8, 2018

VIA FACSIMILE: 541-437-0131
Brock Eckstein, City Administrator
City of Elgin
180 North 8th Avenue
Elgin, Oregon 97828

Re: Notice of Planning Commission Meeting as pertains to agenda item 815
Hemlock Street Multiple Lot line Adjustments

Dear Mr. Eckstein:

Thank you for involving the Oregon Department of Transportation (ODOT) in this proposed planning action and for providing an opportunity to comment in this process. ODOT has reviewed the above referenced notice. 815 Hemlock (Tax Lot 1800) is adjacent to Oregon Highway 010 (OR 82). ODOT has jurisdiction of this transportation facility. The applicant's use of the property is subject to state laws administered by ODOT, which require the applicant(s) to obtain a permit if access to the state highway is being requested. ODOT owns access control where tax lot 1800 abuts the highway. Any additional tax lots created or adjustments of tax lot boundaries will not result in additional highway approaches.

Thank you again for the opportunity to review and comment on this proposal. Please enter this letter into the record of the proceedings. Also, please provide me with a copy of the decision.

Respectfully,

A handwritten signature in black ink, appearing to read "Lisa Hayes".

Lisa Hayes
District 13 Operations Coordinator

Cc: Lynn Elliott, D13 Permit Specialist

MAY 08 2018
BY: A handwritten signature in green ink, appearing to be a checkmark or a stylized "W".

Declaration of Restrictions

Indian Valley Estates

Elgin, Union County, Oregon

Charles E. Anderson, Jr. and Sheri L. Anderson does hereby certify and declare that the following reservations, conditions, covenants, restrictions and conveyances, leases or rentals hereafter made of real property within the confines of that certain subdivision known as Indian Valley Estates as the same is particularly described in that certain plat duly and regularly with the County Clerk of Union County, Oregon and recorded as Microfilm Number _____, Plat Cabinet _____ of the Plat Records of Union County Oregon, and as so recorded being specifically referred to hereby and by this reference made apart hereof.

All lots in Indian Valley Estates Subdivision, hereafter conveyed, leased, rented or occupied shall be subject to the following reservations, conditions, covenants, restrictions, and agreements.

The purpose of these reservations, conditions, covenants, restrictions, and agreements is to insure the use of each lot and parcel of real property located in Indian Valley Estates and the full benefit and enjoyment of lot or parcel of real property.

All lots in said subdivision shall be known and described as R2 residential lots and the conducting of any professional or home occupation shall not have any signage nor shall it create any additional traffic to the subdivision.

No structures shall be erected, placed, altered or permitted to remain on any of the said residential lots other than one detached single family dwelling and a private garage and other outbuildings incidental to residential use of the lot. Fences for the purpose of containment, shall be adequate to contain such pets.

The plans, specifications, plot plan, and general contractor for the residential dwelling and garage, or alterations to be constructed upon each lot in said subdivision shall be approved before construction may commence. The General Contractor shall be required to show a level of competence and experience to the Planning Committee to ensure a quality project. Approval thereof shall be obtained by application of the owner to the Planning Committee primarily as to conformity and harmony of external design with existing structures. The Planning Committee shall be comprised of:

Elgin Planning Committee

Elgin Planning Committee will have 30 days from date of application to approve or deny said plans.

No noxious or offensive trade activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Property owners shall maintain all landscaping, free of noxious or undesirable weeds that would degrade the aesthetics of Indian Valley Estates and that of neighboring property owners.

No dwelling shall be constructed on any lot in said subdivision where the total square footage of the main structure, exclusive of porches and garages, is less than 1,500 square feet. The minimum square footage can be waived with approval of the planning committee if, in their opinion, the overall planning is not impaired. Residential Construction will consist of wood, or hardy type siding, maintain a minimum roof pitch of 4:12, be constructed on a concrete foundation. Manufacture homes shall meet all of the requirements set forth for residential construction and be of new manufacture.

The foregoing restrictions shall bind and insure to the benefit of, and be enforceable by suit in equity or an action at law for damages by the owner or owners of the above described lands, their and each of their legal representatives, heirs, successors or assigns: and failure either by the owners above names or their legal representative, heirs, successors or assigns to enforce any of such conditions or restrictions shall in no event be deemed a waiver of their right to do so thereafter.

These covenants and restrictions, with the exception of homeowners responsibilities related to storm water and common space, shall run with the land and shall be binding on all parties until January 1, 2030.

Charles E. Anderson, Jr.

Sheri L Anderson

State of Oregon, County of _____)ss.

This instrument was acknowledged before me on _____, 20__

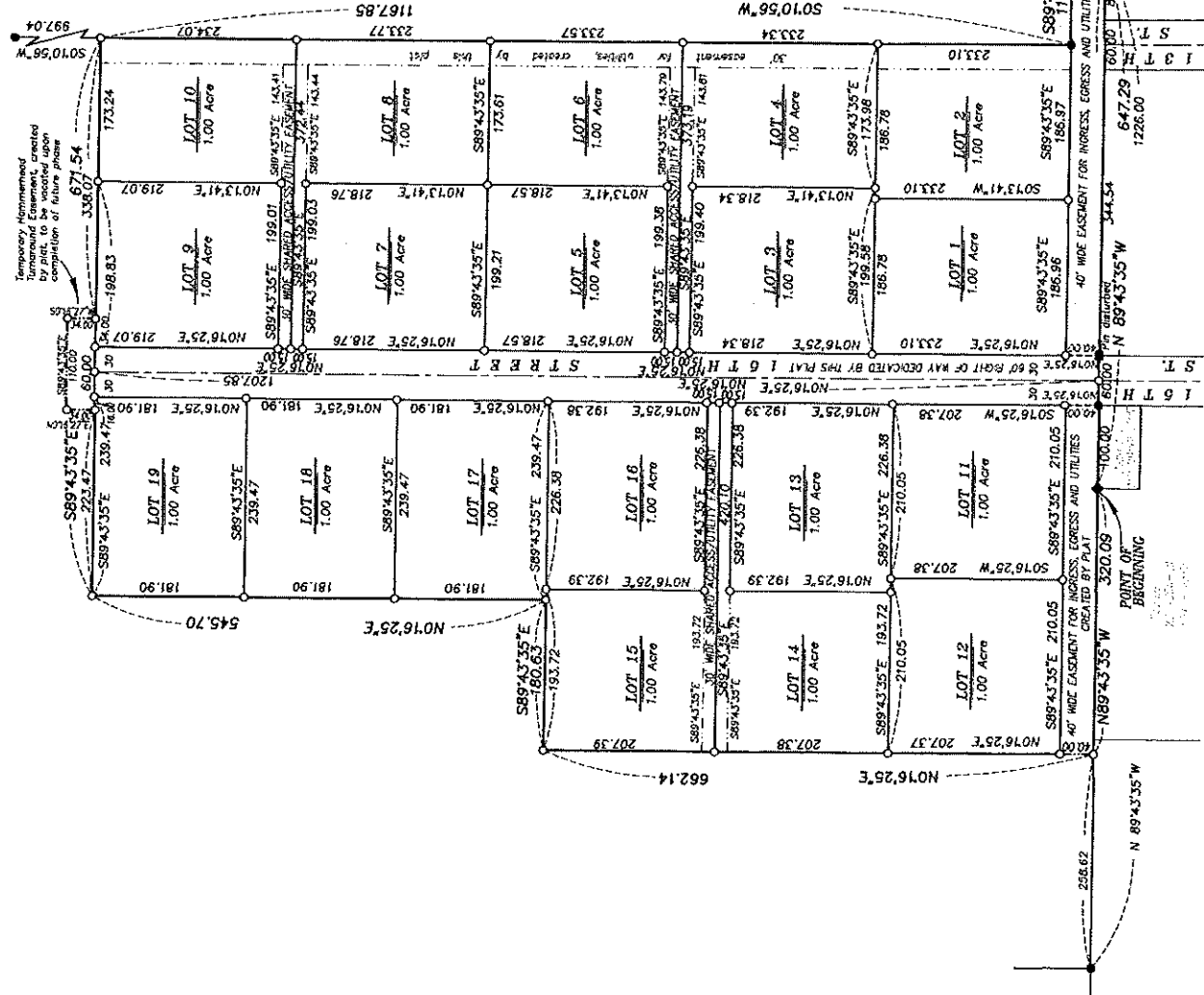
by _____

This instrument was acknowledge before me on _____, 20__

INDIAN VALLEY ESTATES

Microfilm Number 20181117
Plat Cabinet Number E422-E423

A Subdivision of a portion of Parcel 1 of Partition Plot Number 200600137
Situated in the South half of Section 10, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Oregon



BASIS OF BEARING

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

SCALE: 1" = 100'

LEGEND

- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Partition Plot 1998-19
- Found 5/8" iron pin with plastic cap marked BCA SURVEY MARKER, set by Survey Number 026-1993
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER, set by Survey Number 001-2004
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER

--- Easement Line
--- Centerline

NOTES AND EASEMENTS

Right of way easement, 15 ft. in width, granted to CP National, recorded in Microfilm Document No. 106333. Legal description places it South of property. No physical evidence of use on the property. Not shown.
40 foot easement for ingress, egress and utilities, along the South side of this subdivision, as shown, created by this plat
30 foot easement for utilities, over the East 30 feet of Lots 2, 4, 6, 8 and 10, created by this plat.
Shared access and utility easement, 30 feet in width between lots 8 and 10, 4 and 6, and 14 and 15, as shown, created by this plat.
60 foot right of way as shown hereon, dedicated by this plat
Temporary hammerhead turnaround, created by this plat, to be vacated upon future development.

REFERENCE MATERIAL

Survey Number 026-1993
Survey Number 001-2004
Partition Plot Number 1998-19
Partition Plot Number 1998-14
Partition Plot Number 200600137
DEED REFERENCES
Microfilm Document Number 106333
Microfilm Document Number 20063170
Partition Plot Report 18-29646,
dated February 6, 2018, prepared by
Eastern Oregon Title, Inc.

NARRATIVE

This subdivision was done at the request of Chuck Anderson, owner of the land within. Mr. Anderson wanted to subdivide the property as shown hereon. The exterior was harmonized by Survey Number 026-1993. I find the monuments in place and harmonious with record measurements. I find no unusual conditions with this subdivision.

SURVEYOR'S EXACT COPY STATEMENT

I, Jeffrey S. Hsu, registered Oregon Surveyor No. 83571, do hereby certify that I am the Surveyor who prepared the plat of INDIAN VALLEY ESTATES and that the annexed tracing is an exact copy of said Subdivision as the same is on file in UNION COUNTY Cabinet Number E422-E423 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92-120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
JEFFREY S. HSU
83571
Revised Date: June 30, 2018

Jeffrey S. Hsu, OPLS 83571

INDIAN VALLEY ESTATES

A Subdivision of a portion of Parcel 1 of Partition Plot Number 20060013T
Situated in the South half of Section 10, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Oregon

Microfilm Number 2018.1111T
Plat Cabinet Number E422.1: E423

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hau, Registered Professional Land Surveyor, hereby certify that I have surveyed and plotted the land within this subdivision, being a portion of Parcel 1 of Partition Plot Number 20060013T, situated in the South half of Section 10, Township 1 North, Range 39 East of the Willamette Meridian, City of Elgin, Oregon, the exterior being more particularly described as follows:

Beginning at the Northwest corner of Parcel 2 of Partition Plot Number 20060013T, filed in Microfilm No. 2006-4515T, Siles 831 and 832, Plat Cabinet "C", plat records of Union County, Oregon, said point being an angle point in the exterior of Parcel 1 of said Partition Plot 20060013T,

Thence: North 89°43'35" West, along the South line of said Parcel 1, a distance of 320.09 feet,

Thence: North 07°25'25" East, a distance of 662.14 feet,

Thence: South 89°43'35" East, a distance of 180.63 feet,

Thence: North 07°25'25" East, a distance of 545.70 feet,

Thence: South 89°43'35" East, a distance of 223.47 feet,

Thence: North 07°25'27" East, a distance of 34.00 feet,

Thence: South 89°43'35" East, a distance of 110.00 feet,

Thence: South 07°26'27" West, a distance of 34.00 feet,

Thence: South 89°43'35" East, a distance of 338.07 feet, to the East line of said Parcel 1,

Thence: South 07°05'56" West, along said East line, a distance of 1167.85 feet, to and angle point in the exterior of said Parcel 1,

Thence: South 89°43'35" East, along the exterior of said Parcel 1, a distance of 111.96 feet, to an angle point in the exterior of said Parcel 1,

Thence: North 86°16'36" East, along the exterior of said Parcel 1, a distance of 565.04 feet, to the West line of Hug's Addition,

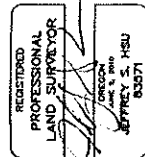
Thence: South 07°10'56" West, along said West line, a distance of 40.09 feet,

Thence: South 86°16'36" West, along the exterior of said Parcel 1, a distance of 565.71 feet, to an angle point in said exterior,

Thence: North 89°43'35" West, along the exterior of said Parcel 1, a distance of 647.29 feet, to the Point of Beginning.

Containing 22.10 acres

I further certify that I made this survey and plot by order of and under the direction of the owners thereof, and that the boundary and lot corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.



Jeffrey S. Hau, O.R.S. 83571
Bogart, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

Renewed Date: June 30, 2019

DECLARATION

Know all people by these presents that CHARLES E. ANDERSON, JR. and SHERI L. ANDERSON, are the owners of the land within this partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and plotted as shown on the annexed map, and have caused the same to be assigned hereby, dedicate, donate and convey to public use for a right-of-way 60 feet wide along the South side of this subdivision, and also create the utility easement along the South side of this subdivision, being Lots 8 and 10, the 30 foot easement for utilities over the East 30 feet of Lots 8 and 10, the 30 foot wide shared access and utility easement over Lots 8 and 10, the 30 foot wide shared access and utility easement over Lots 4 and 6 and the shared access and utility easement over Lots 14 and 15, all as shown on the annexed map, all in accordance with O.R.S. Chapter 92.

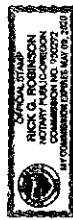
Charles E. Anderson, Jr.
CHARLES E. ANDERSON, JR.

Sheri L. Anderson
SHERI L. ANDERSON

ACKNOWLEDGMENT

State of Oregon SS
County of Union
Know all people by these presents on this 2nd day of April, 2018, before me a Notary Public in and for said State and County, personally appeared CHARLES E. ANDERSON, JR. and SHERI L. ANDERSON who are known to me to be the identical persons named in the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

Charles E. Anderson, Jr.
Notary Public for
the State of Oregon



Notarial seal

APPROVALS

Union County Surveyor
Examined and recommended for approval as per O.R.S.
Chapter 92 this 31 day of MARCH, 2018.

Richard A. Shower
Richard A. Shower
Holloway County Surveyor

City of Elgin
Approved this 3 day of Apr, 2018.

Brock Eckstein
Brock Eckstein
City Administrator

Union County Commissioners

Approved this 13 day of April, 2018.

Donna Beverage
Donna Beverage
Steve McClure
Steve McClure
Jack Howard
Jack Howard

Union County Assessor / Tax Collector

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2017-2018 tax roll which became a lien on the 1st day of January, 2018, and all taxes and charges levied during the tax year but not certified to the tax collector for collection have been paid.

by *Cody Vora* Date: 4/13/18
Cody Vora, Union County Assessor/Tax Collector

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached Subdivision plat was received for record on this 18 day of April, 2018, at 10:00 o'clock A.M., and recorded in Plat Cabinet No. E422.1: E423 Union County records. Microfilm Number 2018.1111T

Rubin A. Church
Union County Clerk
by *Rubina Campbell* Deputy Clerk

Solar observation taken at the North quarter corner of Section 15, Township 1 North, Range 39 East of the Willamette Meridian.

2164.89

Temporary Hammerhead Turnaround Easement,
created by plot, to be vacated upon
completion of future phase

--S89°43'35"E

PROPOSED
LOT 19
1.00 Acre
110

LOT 18
1.00 Acre
004

PROPOSED
LOT 17
1.00 Acre

PROPOSED
LOT 15
1.00 Acre
1.002

PROPOSED
LOT 14
1.00 Acre

PROPOSED
LOT 12
1.00 Acre
902

PROPOSED
LOT 16
1.00 Acre

PROPOSED
LOT 13
1.00 Acre
904

PROPOSED
LOT 11
1.00 Acre
900

PROPOSED
LOT 9
1.00 Acre
1101

PROPOSED
LOT 7
1.00 Acre

PROPOSED
LOT 5
1.00 Acre

PROPOSED
LOT 3

199.58
186.78

PROPOSED

89°43'35"E
185.95
JACK LANE
N 89°4

PROPOSED
LOT 10
1.00 Acre

PROPOSED
LOT 8
1.00 Acres

PROPOSED
LOT 6
1.00 Acre

PROPOSED
LOT 4

173.98
86.78

9°43'35"E
186.97
E RIGHT OF WAY
547.29

1100

100

odd
pasment

NOT A PART
Parcel 3
MP 1996-18

276.45
N 89°43'35"W

ORD
S 80°43'35" E

ORD
S 80°43'35" E

**CITY OF ELGIN**180 N 8th Avenue

PO Box 128

Elgin, OR 97827- 0128

Ph: 541-437-2253 Fax: 541-437-0131

Email: cityadm@cityofelginor.org

BY: JM

While applying for a Zoning Approval, the following has been given to me:

- 1) Zoning Change Application
- 2) Zoning Compatibility Statement (\$10.00)
- 3) Bldg Div Set Back & Flood Info Form (La Grande's)
- 4) Copy of Yard Requirements (R-1) Pg 147
- 5) Manufactured Home Requirements for the R-1 Zone
- 6) Clear Vision Area Pg 157
- 7) Diagram of Clear Vision

Print Name: LARRY MOSERDate: 4-4-2018Signature of Applicant: [Signature]

Office Use (to be signed when given to applicant):

Signed: <u>[Signature]</u>	Title: <u>Administrator</u>	Date: <u>24 Apr 2018</u>
----------------------------	-----------------------------	--------------------------

4/9/15

Receipt #: 9764	04/11/2018
City #: 892	COPY
City of Elgin	
180 N 8th	
Box 128	
Elgin, OR 97827	
541-437-2253	
General Receipt Customer	
Elgin, OR 97827	
Assessors Receipt	
Monthly Zoning App Fee Moser \$25.00	
Cash Subdividing Parcel @ 1930	
Alder Street	
Original/Conditional	25.00
Approval Payment	
Un Taxed Amt:	25.00
Total:	25.00
Balance:	25.00
Tendered:	25.00
Change:	0.00
Received By: Terri	
	04/11/2018 11:32:27

APPLICATION

To: City of Elgin
180 N 8TH Ave
Po Box 128
Elgin OR 97827
541-437-2253
541-437-0131 Fax

Date Received _____ Initials _____
Minor Partition ☒ Split
Major Partition ☐
Conditional Use ☐
Variance ☐
Boundary Line Adjustment ☐
Other ☐

A. (1) LARRY (JD) MOSER owner, and/or (2) BECKY L. MC COY
Agent of real property describes as TWP _____, Range _____, Section _____, Tax Lot _____
Situating in Elgin and presently zoned _____ herein described property acquired by
owner on _____.

B. The applicant request the following in accordance with the provisions of the City of Elgin Zoning Ordinances:

It is proposed to ① SEPERATE INTO 3 LOTS & MAKE THE HOUSE

NICER ON 1 LOT.

② SELL 2 LOTS & 1 house.

C. Reasons for the Request:

The applicant alleges that the approval of said exception or change would be in harmony with the intent and purpose of said Zoning Ordinance, and that the proposed use conforms to the standards prescribed therefore in said Ordinance and would not be detrimental to property or person in the neighborhood for the following reasons: _____

D. A "Tentative Plan" is attached including: (1) Vicinity map marked "Exhibit B" and (2) Statements of explanatory information marked "Exhibit C".

An amount of \$25.00, being the fee provided by ordinance is attached by Ck # _____ or Cash ☒.

LARRY (JD) MOSER

Print Name

BECKY MC COY

Print Name

71168 VALLEY VIEW RD.

Street Address

ELGIN, OR. 97827

City, State, Zip Code

[Signature]
Signature (s) of all Landowner (s)

[Signature]
Signature (s) of all Landowner (s)

SAME

Mailing Address

541-805-0216 (cell)

Telephone Number

CITY OF ELGIN
180 N 8TH AVE
PO BOX 128
ELGIN OR 97827

PH #541-437-2253 Mon thru Thurs, 8 am - 5 pm
Fax #541-437-0131
cityadm@cityofelginor.org

~~new building~~
~~40.00~~

ZONING COMPATIBILITY STATEMENT

Applicant Name LARRY MOSER / BECKY MC COY (WIFE)	Mailing Address 71168 VALLEY VIEW RD. ELGIN, OR. 97827
Phone 541-805-0216 (cell)	
Date 4-4-2018	
Address/Location of subject property: 1930 ALDER ST. ELGIN, OR. 97827	
Zone Map zoning designation: Describe proposed use and attach scale drawing of lot: locating and identifying new construction, existing structures, set-back, off-street parking, etc.) 	

Type of Development:

- ☐ Residential
☐ Multiple Dwelling
☐ Commercial
☐ Industrial

Special use/conditions:

- ☐ R2 low density
☐ Manufactured Dwelling
☐ Partition/Subdivision
☐ Other _____

Flood Zone Yes ☐ No ☒ If yes, Zone # _____

Wetlands Yes ☐ No ☒

Access

- ☒ Public Street
☐ Private Street
☐ State Highway (Ref to ODOT)

Water Available _____ Tap fee \$ _____

Sewer Available _____ Tap fee \$ _____

Setbacks

- _____ (20') Front Yard
_____ (5') Rear Yard
Side street (15') _____ (5') Left Side Yard
Side street (15') _____ (5') Right Side Yard
_____ (50') Riparian Zone

Site Plan Review Required? _____

Reviewed/Approved _____

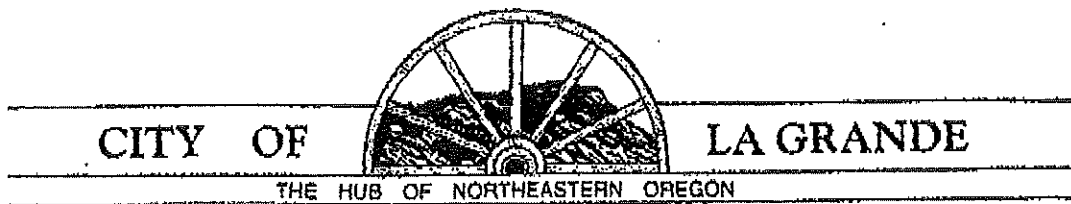
Office Staff**STATEMENT OF COMPATIBILITY**

The proposed use IS IS NOT compatible with the City of Elgin Land Use Plan and Zoning Map as an
_____ Outright use _____ Conditional Use: approved on _____ disapproved on _____

Reason for finding:

Payment Received \$ _____ Ck # _____ Cash _____

Signed: Brock Eckstein <i>Brock Eckstein</i>	Title: City Administrator	Date: 24/APR/2018
Signed: Dan Larman <i>N/A</i>	Title: Public Works Director <i>N/A</i>	Date: <i>N/A</i>



Building Division Set Back & Flood Information Form

This form is required for all new structures within Union County.

This form is required to be submitted along with the appropriate jurisdiction's zoning approval form for all new building permit applications. It must be completely filled out, signed, and dated by the appropriate personnel for the jurisdiction in which you are proposing to build your structure. The Building Division can be contacted at 541-962-1360. Office hours are 8:00-12:00 and 1:00-5:00 Monday through Friday.

City of La Grande Building Division Date Received _____

Property Owner (Print): LARRY MOSER BECKY McCLOY (WIFE) Contact Phone: 541-805-0216

Mailing Address 71168 VALLEY VIEW RD. City ELGIN State OR Zip Code 97827

Property Address 1930 ALDER ST. ELGIN, OR. 97827

1. MINIMUM SETBACKS:

FRONT: _____ LEFT: _____ RIGHT: _____ REAR: _____

2. IS THIS PROPERTY IN A FLOOD ZONE?

YES: _____ NO: X

3. IF THE ANSWER TO #2 IS YES, PROVIDE THE BASE FLOOD ELEVATION. (REQUIRED): _____

4. OTHER CONDITIONS OF APPROVAL _____

X

Jurisdiction Verifier (Print)

X

Signature

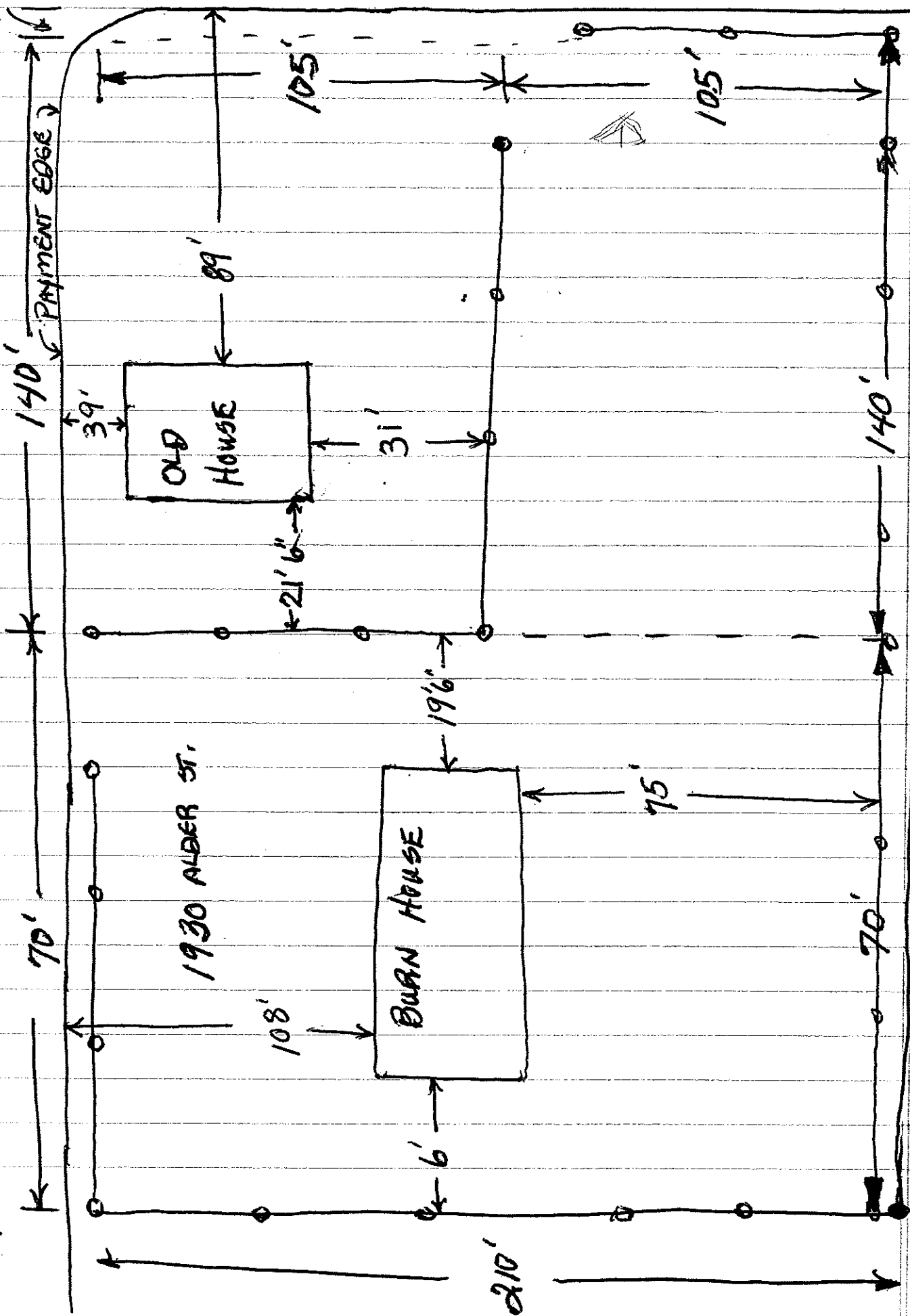
X

Jurisdiction and Contact Phone Number

X

Date

← ALDER ST. →



○ ○ ○ ○ ○ TYP. FENCE LINE

Lot Line Adjustment

The owners of North County Investments have agreed to develop a lot line adjustment between lot 3 and lot 2 of the Elgin Industrial Park where as a plot of land 45' X 45' will come from lot 2 and become part of lot 3. Beginning at the South West corner of lot 3, thence South 45', thence East 45', thence North 45', thence west 45' to the point of beginning. Map attached:

North County Investments:

Bob Wiles

X



Date:

4-11-18

Dennis Cross

X



Date:

4/11/18

Notary Republic:

Beth Luse:

X



Date:

4-11-18

SEAL:

